

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
JANUARY 13, 2022 MEETING ~ 7:30 PM

AGENDA

**(Revised by motion of the Board at the 1/13/2022 Mtg)**

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes:
5. Chairman's Comments:
6. New Business:
  - A. Swearing In of Police Officer Stephan Dennis, Fire Fighter Kevin Kerwin and EMT/Paramedic Brandon Tait
  - B. Consent Agenda re:
    1. Financial Escrow Security Release No.11, 900 River Road LLC, 900 River Road – Approval of Escrow Release No.11 to 900 River Road LLC in the amount of \$955,440.00 for the completion of required site improvements to date as part of the warehouse development project as recommended by the Township Engineer.
    2. Abrams/ Valley Brook/ Trout Run Pump Station Upgrade Project, Contract No. 1- General Construction Bid Award – To award Contract 1- General Construction Bid to Blooming Glen Contractors of Perkasio, PA in the amount of \$452,081.00 being the lowest responsible bidder and authorizing the proper Township Officials to sign all Contract Agreements.
    3. Abrams/ Valley Brook/ Trout Run Pump Station Upgrade Project, Contract No. 2- Electrical Construction Bid Award – To award the Contract 2 – Electrical Construction Bid to PSA Pumping Solutions of York Springs, PA in the amount of \$30,800.00 being the lowest responsible bidder and authorizing the proper Township Officials to sign all Contract Agreements.
    4. UMT Fire Station 56HQ Electrical Contract Change Order #4 to Whitemarsh Electric for kitchen hood wiring in the amount of \$252.08.
    5. UMT Fire Station 56HQ Electrical Contract Change Order #5 to Whitemarsh Electric for additional locker room conduit and light fixtures in the amount of \$1,538.45.
    6. UMT Fire Station 56HQ Electrical Contract payment #8 (final) in the amount of \$14,300.56 to Whitemarsh Electric for work to date on the Fire Station.

7. Financial Escrow Security Release No. 4, Horizon Drive Group, LP, 3700 Horizon Drive. Approval of Escrow Release No. 4 to Horizon Drive Group, LP in the amount of \$180,639.08 for the completion of required site improvements to date as part of the building expansion project as recommended by the Township Engineer.
8. Land Development Plan Review Extension – Schuylkill Gulph Associates, 201 Gulph Road. Accept letter of extension from Schuylkill Gulph Associates for the review of the proposed Land development plan for 201 S. Gulph Rd until February 28, 2022.
9. Subdivision Plan Review Extension – 215 Windsor LLC, 450 W. Beidler Road. Accept letter of extension from 215 Windsor LLC for the review of the proposed subdivision plan for 450 W. Beidler Road until February 28, 2022.

#### **10. Appointment to the Shade Tree & Beautification Commission**

- C. Resolution 2022-03 – Preliminary/Final Development Plan – MLP Ventures, 2501 Renaissance Blvd. Consideration of a preliminary/final land development plan for MLP Ventures, 2501 Renaissance Blvd, prepared by APEX Design & Engineering Group, LLC, dated July 28, 2021, for the construction of a 163,800 square foot research and development building and site improvements, including waivers as outlined in said resolution. 9.8 acres, SM-I/LI Zoning District.
- D. Resolution 2022-04 - Preliminary/Final Development Plan – JP Orleans, Mancill Mill Road. Consideration of a preliminary/final land development plan for JP Orleans, Mancill Mill Road, prepared by Edward B. Walsh & Associates, Inc., dated August 9, 2019, last revised March 25, 2021 for the construction of a 119-unit townhouse development and associated site improvements, including waivers as outlined in said resolution. 14.4 acres, SM-1 Zoning District.
- E. Resolution 2022-05 - PA Act 537 Sewage Facilities Planning Module – Mancill Mill Road Townships Development – JP Orleans. Authorization for the proper township officials to submit to PA DEP Sewage facilities Planning Modules for the subject property as a proposed revision to the Township’s Official Sewage Facilities Plan.
- F. Resolution 2022-06 – Wilson Subdivision - 446 South Gulph Road. Consideration of a preliminary/final subdivision plan for Robert Wilson, 446 South Gulph Road, prepared by Estock Consulting Engineers, as submitted June 9, 2021, for the subdivision of the existing 40,757 sq. ft lot into 2 residential lots. R-2 Residential Zoning District.
- G. Resolution 2022-07 – Amendment to Township Resolution 2020-26 approving the Preliminary/Final Land Development Plan of River Road LLC, 900 River Road. Consideration of a resolution amending Township Resolution No. 2020-26 which approved the Preliminary/Final Development Plan submitted by 900 River Road LLC, for the construction of a new 331,428 sf warehouse/distribution center and associated site improvements to eliminate the fee-in-lieu of provision for sidewalks and curbing.

**H. Land Development Plan Review Extension – JP Orleans, Mancill Mill Road.  
Accept letter of extension from JP Orleans for the review of the proposed  
Land Development Plan for Mancill Mill Road.**

7. Accounts Payable & Payrolls.
8. Additional Business.
9. Public Comment.
10. Adjournment.

**In-person Meeting Guidance**

All individuals attending a Township meeting shall be required to adhere to all CDC & PA Dept of Health COVID-19 Guidelines. Masks are required to be worn at all Township facilities.